



County of Orange

MEMO

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DATE: February 26, 1999

TO: File PA980150, Records, Applicant

FROM: C.M. Shoemaker, Chief Site Planning

SUBJECT: CHANGE PLAN CP98-0110 for PA98-0150-William Lyon Homes, Applicant

The subject Change Plan has been reviewed by Joshua McDonnell of the Site Planning and Consistency Section. The County of Orange Zoning Code, Section 7-9-150.3(f)(h) allows approval of a Change Plan if the Change Plan is a "minor amendment of no significant effect, and complies with the spirit and intent of the original approving action." Change Plan CP98-0110 is approved on the basis that it is in substantial compliance with the original approval action.

Planning Application PA98-0150 was approved the Zoning Administrator, on November 19, 1998. The application consisted of the construction of 99 detached, two-story residential single family dwelling units on 18.4 acres in Rancho Santa Margarita. The project is located off Avenida de las Banderas in the Rancho Santa Margarita Planned Community, and is zoned for business park uses (Planning Area {P.A.} 72). However, P.A. 72 allows the development of 165 residential units, of which 63 have been constructed. The proposed project includes private streets, a community recreation building with adjoining pool and spa area, and landscaped areas.

The project was approved with alternate development standards for front, side and rear yard setbacks for many lots. The applicant was unclear whether some lots needed alternate development standards. Per Condition 34 of the Staff Report, the Zoning Administrator required that the applicant provide a revised site plan depicting the project as approved. The applicant subsequently produced a revised site plan that reduces the number of lots requiring alternate development standards for front, side and rear yard setbacks. However, the location of some of the lots needing alternate development standards and the number of proposed floor plans changed. Since the actual number of lots needing alternate development standards is reduced, the revisions are being approved with this changed plan (See attached matrix).

The revised site plan includes 24 plan one units (previously 26), 35 plan two units (previously 33), and 40 plan three units (unchanged). The total amount of parking spaces required as well as being provided has not changed. The Traffic Engineering Section has reviewed the subject changed plan and offered several conditions, noted in Appendix B.

In addition to the approval of alternate development standards, the Zoning Administrator approved a model site complex in concept and required that a changed plan be submitted with further details of the complex. The model complex is located on lots 1 through 4 of the tract. The models occupy lots 1, 2, and 3 with the parking lot located on lot 4. The project includes; temporary parking for 10 cars, a sales office located in the garage of plan 1 in lot 3, trap fencing, pennant flags (a maximum of ten is permitted) and model sales signage. The model complex is also approved with this changed plan.

THE APPROVED CHANGES ARE AS FOLLOWS:

1. The proposed changed plan for re-plotting of lots needing alternate development standards is hereby approved
2. The proposed changed plan for a model site complex with associated signage and parking is hereby approved.

NOTES:

This approval applies to discretionary actions related to the Orange County Zoning Code.

Approval of this Changed Plan does not include other approvals required to comply with County procedures.

Chuck Shoemaker, Chief
Site Planning and Consistency

ATTACHMENTS:

Appendix B: Conditions of Approval to be added to Planning Application PA98-0150